

EXHIBIT 1

UNITED STATES DISTRICT COURT
DISTRICT OF MASSACHUSETTS

MAUREEN SULLIVAN-STEMBERG,

Plaintiff,

V.

TURNER CONSTRUCTION COMPANY and
NISHIMATSU CONSTRUCTION CO., LTD. and
RAYMOND DEVELOPMENT, INC. and
MNOP CORPORATION and
JOHN F. HAYES, Individually, and
as President of MNOP CORPORATION and
FLAGSHIP WHARF CONDO ASSOCIATION,

Defendants.

Civil Action No.:
04 10298

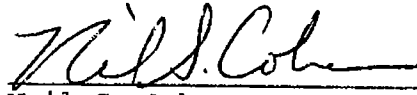
PLAINTIFF'S NOTICE OF VOLUNTARY DISMISSAL

Now comes Maureen Sullivan-Stemberg, plaintiff in the above-captioned matter, and pursuant to the provisions of Federal Rules of Civil Procedure Rule 41(a)(1)(i) hereby voluntarily dismisses with prejudice and without costs the following:

1. Counts VII, VIII and IX against Raymond Development;
2. Counts X, XI and XII (erroneously labeled as "Count VI" in Complaint) against MNOP Corporation;
3. Counts XIII, XIV and XV against John F. Hayes, Individually and as President of MNOP Corporation;
4. Counts XVI, XVII, XVIII and XIX against Flagship Wharf Condo Association.

This 10 day of May, 2004.

Maureen Sullivan-Stemberg
by her attorney,

A handwritten signature in cursive script, appearing to read "Neil S. Cohen", written over a horizontal line.

Neil S. Cohen, Esq.
BBO #561173
One Beacon Street, Suite 3333
Boston, MA 02108
(617) 367-2900

CERTIFICATE of SERVICE

I, Neil S. Cohen, counsel for the Plaintiff, Maureen Sullivan-Stemberg, do hereby certify that I served the foregoing Notice of Voluntary Dismissal via first-class U.S. mail, postage pre-paid to:

Neil St. John Raymond,
President
Raymond Development, Inc.
306 Dartmouth Street
Boston, MA

John F. Hayes, Individually
and as President of MNOP
Corporation
16 Lane Drive
Norwood, MA 02062

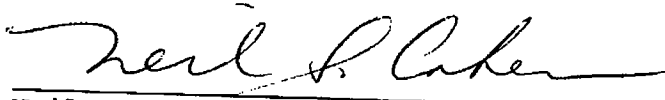
Nelson G. Apjohn, Esq.
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Counsel for Flagship Wharf
Condo Association

Counsel for Turner
Construction Company

5/10/04
Date


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